



# 35 Leroy/Mather Center Project Review

**RTM April 18, 2016**

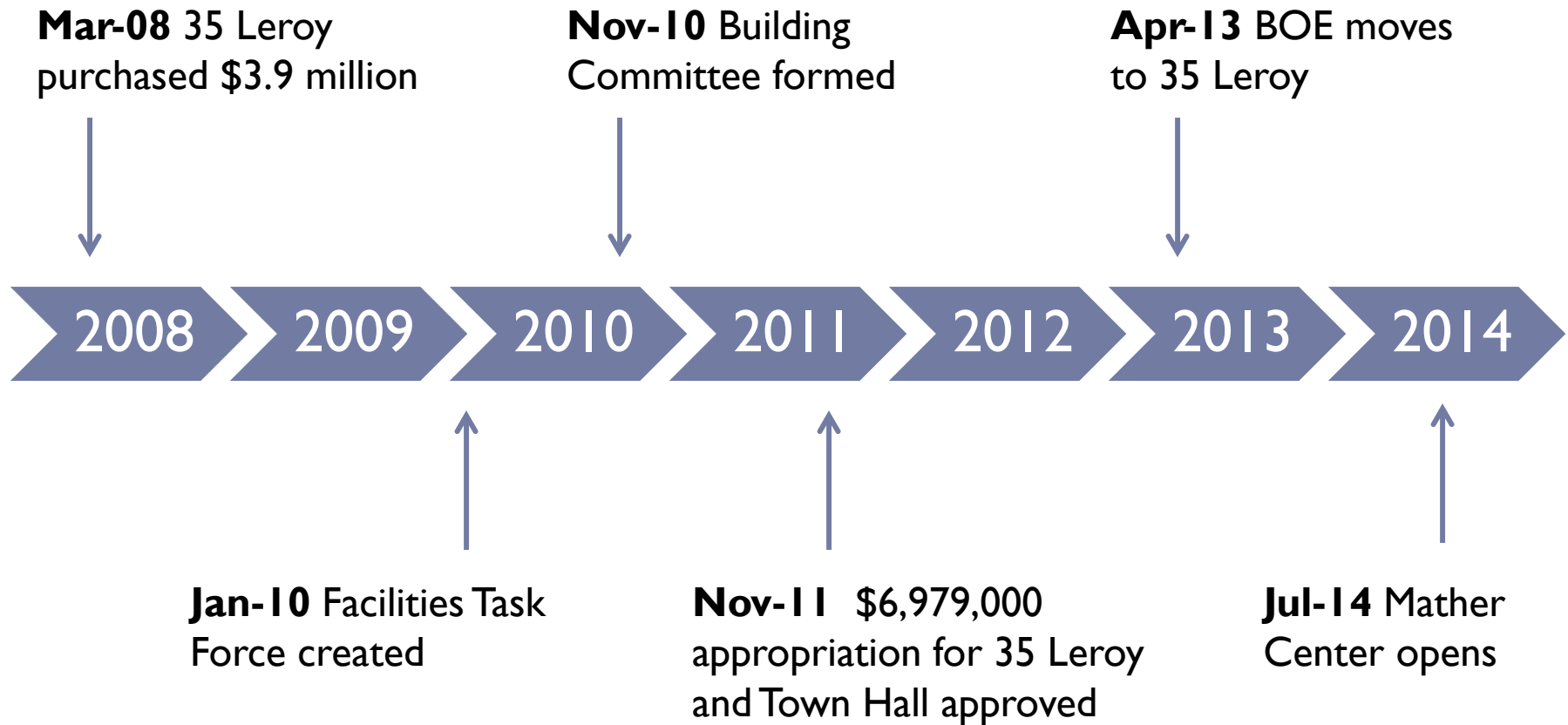
# Topics

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- ▶ Timeline review
- ▶ Budget variances
  - ▶ BOE Central Office
  - ▶ Mather Center
- ▶ Appropriation request
- ▶ Planned building process improvements

# Timeline

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# Construction Costs – BOE Office

\$000s	BUDGET	EXPENDED	VARIANCE
Construction	2,404	2,736	-332
HVAC		354	
Electrical		404	
Plumbing		111	
Fire Protection		127	
Masonry		120	
Drywall		167	
Sitework		181	
Roof		171	
Other		1,101	
Architect Fees	175	158	17
Owner's Agent	112	147	-35
Administrative Costs	48	86	-38
Engineering Consulting	20	18	2
Indirect Expenses	0	16	-16
Other	50	54	-4
Estimated Contingency	67	0	67
	2,876	3,215	-339

# Negative Variances – BOE Office

\$000s

Sprinkler Redesign	-96
Hazmat unanticipated costs	-37
<b>Dappreio Default</b>	<b>-276</b>
Other negative variances	-16
Subtotal	-425
Postive variances	86
Total variances	<b>-339</b>

## Dappreio details

HVAC	-74
Piping/insulation/ventilation	-18
Roof Safety Railing	-3
Commissioning HVAC	-13
Elevators – deferred maintenance	-27
Supplemental Lighting – Meeting Room	-9
Owner’s Agent continuing work	-45
HVAC redesign, evaluation, commissioning	-28
Railing redesign	-32
Duct Heater	-27
	<b>-276</b>

# Construction Costs – Mather Center

\$000s	BUDGET	EXPENDED	VARIANCE
Construction	3,300	3,835	-535
HVAC		385	
Electrical		592	
Fire Protection		125	
Plumbing		277	
Flooring		169	
Masonry		157	
Drywall		205	
Sitework		213	
Structural Steel		178	
Aluminum Storefront		260	
Other		1,274	
Owner's Agent	150	303	-153
Architect Fees	200	237	-37
Engineering Consulting	42	132	-90
Furniture	0	85	-85
Testing, Special Inspections	75	83	-8
Administrative Costs	48	64	-16
Other	29	24	5
Estimated Contingency	100	0	100
	3,944	4,763	-819

# Negative Variances – Mather Center

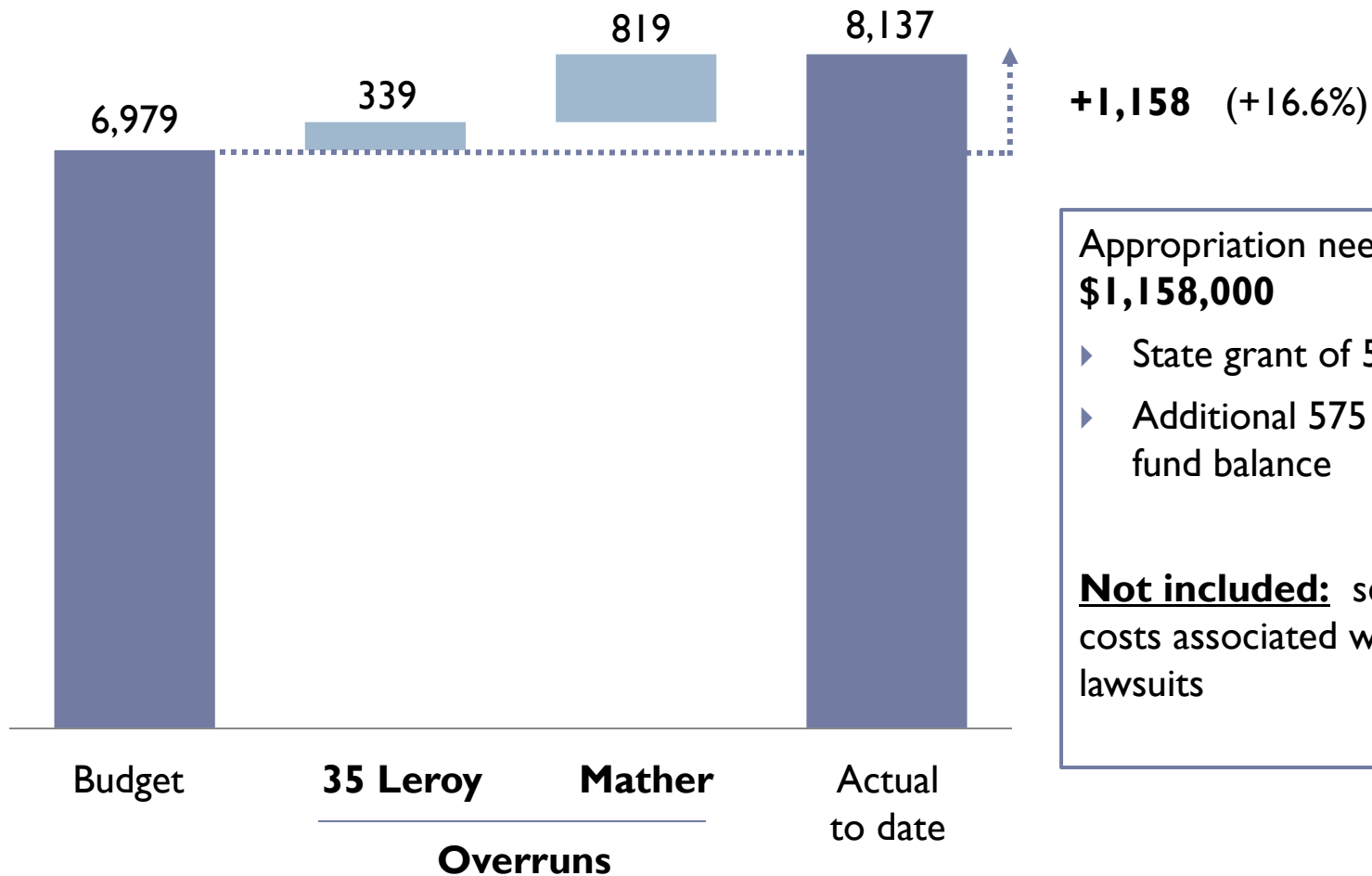
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\$000s

Extended services - engineer, architect, owner's agent	-307
Hazmat unanticipated costs	-127
HVAC Redesign	-63
Unplanned replacement of steam traps & control valves	-61
Unanticipated Fire Alarm modifications	-36
Unstable Wall Replacement	-35
Additional elevator work	-31
Moving Expenses underbudgeted	-11
Other negative variances	-148
<b>Total</b>	<b>-819</b>

# Appropriation Needed

\$000s



Appropriation needed:

**\$1,158,000**

- ▶ State grant of 583 will offset
- ▶ Additional 575 needed from fund balance

**Not included:** settlements and costs associated with ongoing lawsuits



# Recommended Building Project Policy Changes

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- Establish a permanent Building Committee with representatives from Board of Finance and F&B
- Project review prior to start, expand metrics for vetting bidders, review appropriateness of contingency budget
- Monthly reporting by the Committee:
  - Progress updates to BOS and BOE as necessary
  - Budget variance reviews with Director of Finance
- Pre-determined spending benchmarks will trigger special reviews and consideration of requests for additional funding
- Material deviations from original specifications (i.e., value engineering) to be reviewed and approved in advance by the Board of Finance

# Related and Indirect Expenses

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\$000s

	<u>Amount</u>	<u>Approval</u>
Purchase 35 Leroy	3,910	RTM Res 07-17
Legal Expenses - Curtis Brinkerhoff	109	BOS Operating Budget
Legal Expenses - Shipman & Goodwin	69	BOS Operating Budget
Additional BOE expenditures not in original specs	145	BOE Operating Budget
35 Leroy Gas Line	130	BOF 08/2002
Feasibility Study Affordable Housing	23	BOF 04/2010
Architect - 35 Leroy/MCC Project	108	BOF 03/2011
Edgerton Demolition	440	RTM Res 15-13
Hydronic Baseboard Heating	260	RTM Res 15-11/ BOF 03/2016
35 Leroy Roof	370	Request pending

